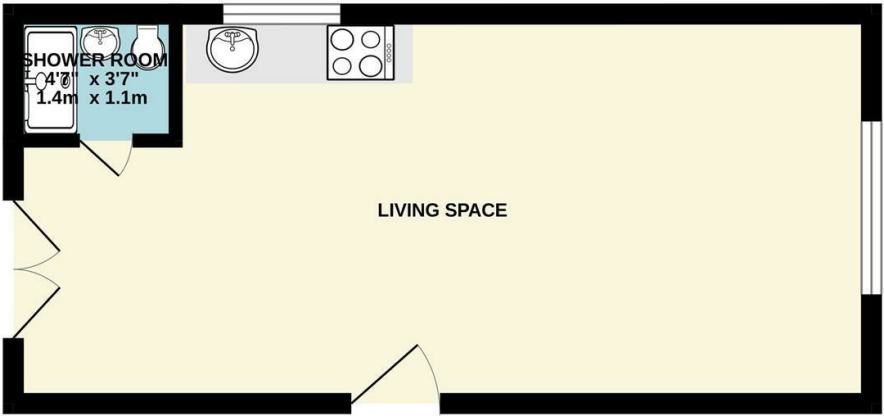




FIRST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 264 sq.ft. (24.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



EPC rating | C
Council Tax Included
5 Week security deposit | £1442.00
Periodic Tenancy

CHURCHILL
estates

To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk

Available Late August | Furnished/Unfurnished | Modern Decorated | Studio Apartment | Private Shower Room | Private Kitchen | Double Glazing | Gas Central Heating | All Bills Included | Washing Machine Coin Operated

CHURCHILL
estates



2 Elphinstone Road, Walthamstow, E17
£1,250 Per Month



To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk



Nestled in the vibrant area of Walthamstow, this modern studio apartment on Elphinstone Road offers a perfect blend of comfort and convenience. Available from late August, this property can be furnished or unfurnished to suit your personal style.

The studio is tastefully decorated, providing a contemporary living space that is both inviting and functional. It features a private shower room, ensuring your comfort and privacy. The well-equipped private kitchen allows for easy meal preparation, making it ideal for those who enjoy cooking at home.

With double glazing throughout, the apartment benefits from excellent insulation, keeping it warm and quiet. The gas central heating system ensures a cosy atmosphere during the cooler months. Additionally, all bills are included, providing you with peace of mind and simplifying your monthly budgeting.

For added convenience, a coin-operated washing machine is available, making laundry days hassle-free. This studio apartment is perfect for individuals seeking a stylish and practical living space in a lively neighbourhood.

Walthamstow is known for its rich culture, diverse community, and excellent transport links, making it an ideal location for both work and leisure. Don't miss the opportunity to make this charming studio your new home.

